

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**31 RIVER HILL LANE,
NEWTOWNARDS, BT23 7GQ**

OFFERS OVER £219,950

Located in the area of River Hill Lane, Newtownards, this stunning semi-detached house, built in 2020, offers a perfect blend of modern living and convenience. Situated in close proximity to arterial routes and the town centre, this property offers easy access to local amenities, shops, and transport links.

The ground floor accommodation of this property offers a spacious lounge, convenient downstairs WC and open plan kitchen/dining space. The first floor benefits from three well-proportioned bedrooms, master with en suite shower room, and a separate family bathroom.

Externally the property has a fully enclosed, landscaped rear garden featuring paved, stoned and lawned areas. This home also benefits from a driveway to the front with space for 2 cars.

With gas-fired heating, modern fittings and the assurance of a five-year-old property, you can enjoy peace of mind in a home that is both stylish and practical. Early viewing is recommended!



Key Features

- Modern Semi-Detached Home Built in 2020 In The Popular River Hill Development
- Well Maintained Throughout And Finished To A High Standard
- Three Good Sized Bedrooms, Master With En-Suite & Family Bathroom
- Cul-De-Sac Location With A Beautifully Maintained Rear Garden
- Located Within Walking Distance Of Newtownards Town Centre
- Modern Kitchen With Range Of Units, Space For Dining & Snug Area
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Early Viewing Is Recommended For This Beautiful Home



Accommodation

Comprises:

Ground Floor

Entrance Hall

Tiled flooring, under stairs storage

Living Room

14'9" x 11'10"

Tiled hearth, wooden mantle, electric inset fireplace

WC

White suite comprising: Low flush WC, wash hand basin with mixer taps, tiled splashback, tiled flooring.

Kitchen/Dining

19'1" x 15'8"

Excellent range of high and low level units with wooden work surfaces, 4 ring gas hob, stainless steel extractor fan and hood, tiled splash back, Bosch under oven, integrated fridge freezer, integrated dishwasher, Gas fired boiler, recessed spotlights, tiled flooring, back door leading to rear garden.

First Floor

Bedroom 1

12'6" x 11'6"

Ensuite

White suite comprising: Low flush WC, wash hand basin with mixer taps and tiled splash back, fully tiled shower unit, extractor fan, recessed spotlights.

Bedroom 2

9'11" x 11'3"

Bedroom 3

8'10" x 11'3"

Bathroom

White suite comprising: Low flush WC, wash hand basin with mixer taps, panelled bath with overhead shower, part tiled walls, tiled flooring, feature chrome wall mounted radiator, extractor fan, recessed spotlights.

Outside

Front: Stone driveway with space for 2 cars.

Rear: Paved patio area, area in stone, area in lawns, bedded areas, outside tap and light.



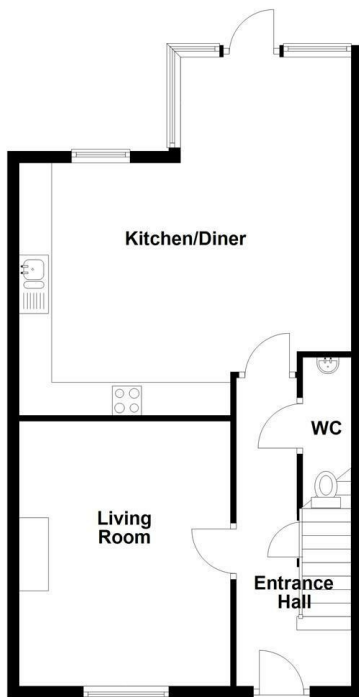




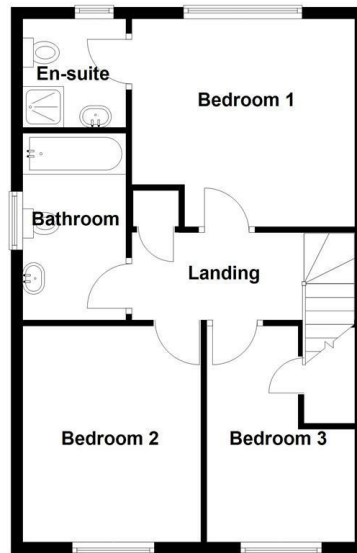




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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